

ZONING WARRANT ARTICLES

ARTICLE 36: Amendment 1 – Elderly Housing

Are you in favor of adopting Amendment No. 1 as proposed by the Planning Board as follows:

To amend Section 4.20 of the Zoning Ordinance to clarify that density in an elderly housing development shall be determined using the base density and bonus densities as described in Section 4.16 – Integrated Innovative Housing Ordinance (IIHO).

Amend Section 4.20 as follows:

Section 4.20 Elderly Housing

- A. Single or multi- unit residential developments which comply with the Federal Definition of Elderly Housing are allowed by conditional use permit (Section 3.18) and shall be required to meet any standards set forth in that section, subject to the following:
 1. Each structure may be a single dwelling unit or a cluster of units containing from two (2) to twelve (12) dwelling units.
 2. (deleted 3-8-16)
 3. ~~If off site drinking water is available and on site soils are classified by the NHDES as Group I or II then the net tract density in units shall be limited to a maximum of six (6) bedrooms per acre and the minimum tract size shall be reduced to seven and one half (7 1/2) acres.~~
 3. **Project density shall be determined using the base density and bonus densities as described in Section 4.16 – Integrated Innovative Housing Ordinance (IIHO).**
 4. Ancillary facilities such as community meeting rooms, site management offices, and rooms for limited healthcare services are allowed.
 5. No structure shall be constructed to a height greater than thirty-five (35) feet, exclusive of chimneys or cupolas, measured from the lowest adjacent exterior elevation.
 6. Setbacks shall comply with the underlying zoning district.

This amendment clarifies that Section 4.16 – IIHO is the sole mechanism for establishing density in an elderly housing development by referring to Section 4.16 in Section 4.20 – Elderly Housing.

(Planning Board supports this amendment by a vote of 7 – 0)

ARTICLE 37: Amendment 2 – Corrections of formatting errors and for consistency with 2016 Amendments

Are you in favor of adopting Amendment No. 2 as proposed by the Planning Board as follows:

Several wording changes and section references have been updated for consistency with Zoning Amendments adopted in 2016. These are non-substantive changes.

Amend Section 4.16.B.3 as follows:

3. Any development permitted under IIHO may include housing specifically for households of lower than average means, in accordance with RSA 674-58, by utilizing the process of Section ~~4.16,~~ **Income-Restricted Housing 4.14 Workforce Housing.**

Amend Section 4.16.E Incentives to delete the reference to ~~“Income-Restricted Housing”~~ and instead refer to **“Workforce Housing.”**

This amendment makes the newly adopted Section 4.16 – IIHO consistent with terms used elsewhere in the ordinance. This is a clerical change only.

(Planning Board supports approval of this amendment 7 – 0)

ARTICLE 38: Amendment 3 – Accessory Apartment

Are you in favor of adopting Amendment No. 3 as proposed by the Planning Board as follows:

Currently, accessory apartments are allowed in the Rural Residential, Northern Rural, Northern Transitional, Commercial and Limited Commercial Zones. The proposed amendment would modify the definition of “accessory apartment” to be consistent with state law.

Amend Section 9.1, Definitions by **changing** the following:

Accessory Apartment – A second dwelling unit incorporated within an existing or proposed single family home which is structurally integrated with direct access between it and the main living unit. The total area of the accessory apartment shall not exceed ~~eight hundred (800)~~ **one thousand one hundred (1,100)** square feet and shall ~~consist of only one bedroom~~ **contain no more than two bedrooms**. Any changes to the total number of bedrooms per lot will require a new state-approved septic plan to be placed on file with the Community Development Office prior to the issuance of a building permit.

Currently, accessory apartments are allowed in the Rural Residential, Northern Rural, Northern Transitional, Commercial and Limited Commercial Zones. The proposed amendment would modify the definition of “accessory apartment” to be consistent with state law, and increases the allowable size of an accessory apartment.

(Planning Board supports this amendment by a vote of 7 – 0)

ARTICLE 39: Amendment 4 - Corrections of additional formatting errors and for consistency with 2016 Amendments

Are you in favor of adopting Amendment No. 4 as proposed by the Planning Board as follows:

Several wording changes need to be made for consistency with Zoning Amendments adopted in 2016. These are non-substantive changes.

Amend Section 4.14.I as follows:

Change “shall” to “may” in paragraph 2:

2. Except for elderly housing as defined in this ordinance, “Workforce Housing” may include “Affordable” housing as defined above, but shall not include housing developments that exclude minor children from more than twenty percent (20%) of the units, or in which more than fifty percent (50%) of the dwelling units have fewer than two (2) bedrooms. “Workforce Housing” ~~shall~~ **may** also include “multi-family housing,” as that term is defined in RSA 674:58, (II), (as amended) which means a building or structure containing five (5) or more dwelling units, each designed for occupancy by an individual household.

Add numeral “3” before the following paragraph and re-number subsequent following numbered paragraphs 3 through 9.

Amend Section 4.17.B to add **“and Section 4.16 – IHO”** after “Subdivision Regulations.”

Several wording changes need to be updated for consistency with Zoning Amendments adopted in 2016. These are non-substantive changes.

(Planning Board supports this amendment by a vote of 7 – 0)